

CALIFORNIA COASTAL COMMISSION

45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105-2219
TELEPHONE AND TDD (415) 904-5200



RECORD PACKET COPY

Tu 6

DATE: February 14, 2003

TO: COASTAL COMMISSIONERS
AND INTERESTED PARTIES

FROM: MARK DELAPLAINE, FEDERAL CONSISTENCY SUPERVISOR

RE: NEGATIVE DETERMINATIONS ISSUED BY THE EXECUTIVE
DIRECTOR [Note: Executive Director decision letters are attached]

PROJECT #:	ND-084-02
APPLICANT:	Department of the Army
LOCATION:	Presidio of Monterey and Naval Post Graduate School, Monterey
PROJECT:	Residential Communities Initiative
ACTION:	concur
ACTION DATE:	2/6/2003

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February 6, 2003

Col. William M. Dietrick
Garrison Commander
Department of the Army
ATTN: Patrick Kelly
1759 Lewis, STE 210
Monterey, CA 93944-3223

Subject: Negative Determination ND-084-02 (Residential Communities Initiative, Monterey County).

Dear Col. Dietrick:

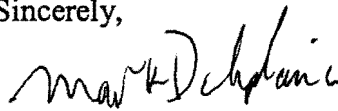
The Coastal Commission staff has reviewed the above-referenced negative determination for implementing the Residential Communities Initiative (RCI). This project would occur at four locations in Monterey County on land owned by the U.S. Army and U.S. Navy: the Ord Military Community (OMC) at the former Fort Ord, the Presidio of Monterey (POM), the Naval Postgraduate School (NPS), and the NPS La Mesa Housing Complex. The project would convey to a private entity (Clark Pinnacle Family Communities LLC) 2,268 military family housing units and related support facilities (such as community and recreational centers with parks and playgrounds) on 960 acres of land at the four locations, and would provide a 50-year lease for the land underlying the four housing areas. The project also calls for Clark Pinnacle to maintain, renovate, or replace the entire military family housing inventory and support facilities, and manage the housing units and support facilities for 50 years. All construction and demolition activities would occur in existing housing areas, single-story homes will be replaced primarily by two-story homes, there will be an overall decrease of approximately 100 housing units upon project completion, and no undeveloped areas are included in the project footprint.

All four housing locations are located outside the coastal zone, and only the OMC site (east of State Highway 1, the coastal zone boundary) is contiguous with the coastal zone. The project will not adversely affect public views to and along the shoreline as all proposed residential housing redevelopment will occur in existing developed residential areas. The POM is applying for a Phase II municipal permit that will address stormwater originating at the OMC and this permit will include best management practices to minimize runoff from the OMC. The Army states in the negative determination that the RCI planning and construction program includes percolation ponds in the open space areas of the OMC residential areas, and that these facilities will confine most of the residential neighborhood stormwater runoff to the OMC project area. In addition, the negative determination states that construction best management practices will be

used to avoid soil water erosion erosion and off-site impacts to adjacent open space and wildlife habitat.

The Commission staff agrees with your conclusion that the proposed Residential Communities Initiative will not adversely affect land or water uses or natural resources of the coastal zone. We therefore concur with your negative determination for this project made pursuant to Section 15 CFR 930.35(d) of the NOAA implementing regulations. Please contact Larry Simon at (415) 904-5288 should you have any questions regarding this matter.

Sincerely,


(for) PETER M. DOUGLAS
Executive Director

cc: Central Coast District Office
California Department of Water Resources
Governor's Washington, D.C., Office